

I respectfully urge the Hopedale Planning Board, Zoning Board of Appeals, Conservation Commission, Hopedale Water & Sewer Department, Select Board, Master Steering Committee, and any other involved parties in the Town of Hopedale to **oppose and reject the proposal by 75-131 Plain St LLC / GFI Partners to construct the proposed warehouse on the parcel located at the current Rosenfeld Concrete property located at 75 Plain St Hopedale.**

According to the Hopedale Zoning Bylaw 18.5(g), standards for approval require protection of adjoining property or the Town from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, glare, etc. The location of the facility abuts multiple residential areas/properties that would, regardless of any proposed mitigation efforts, be negatively impacted by undue disturbance caused by its construction and ongoing operation including, but not limited to the following concerns:

GENERAL:

- **A facility of this size and scope, with expected operation indicated to be 24x7, will overwhelm the community at large and fundamentally change the character of the residential neighborhoods that it borders, as well as the town as a whole.** *Would the town be able to monitor and effectively enforce such a facility to ensure no undue disturbances? Enforcement would be after the fact and place a burden on the town's limited resources.*

NOISE:

- **A warehouse business will generate a relentless amount of noise that will have an adverse effect on the quality of life of the citizens of Hopedale and neighboring communities.** The tractor trailer traffic alone will generate substantial noise, as well as significant air pollution from the vehicles' exhaust. Undue noise disturbance can easily be anticipated due to normal operation, snow removal, audible OSHA alarms, idling, unloading, and backup alarms. This will adversely affect abutting resident's use of their property and enjoyment of their homes, adversely impact normal seasonal window opening, sleeping conditions, as well as disturb wildlife in the area. *Can anyone ensure that any amount of noise mitigation efforts will guarantee that no undue noise impacts will be felt such close abutters? If they fail, who will be responsible?*

POLLUTION:

- **Water quantity and quality concerns for Hopedale and the surrounding neighborhoods** has been a persistent problem and would likely be further impacted by the vast water requirements of a facility of this magnitude. According to Hopedale Zoning Bylaw 17.7(c)1, the proposal must in no way, during construction or thereafter, adversely affect the existing or potential quality or quantity of water that is available in the Groundwater Protection District. *How can it be ensured that a warehouse of this size will not impact the area residents currently on private water, as well as, the potential new town wells behind Ben's way? Are there guarantees if the proposed mitigation protections fail? Is the town willing to risk this sensitive environmental area?*
- The noise, traffic, lighting and drainage/runoff from the massive facility will have an adverse impact on the flora and fauna of the adjacent Mill River and operate on a **groundwater protection district and in conservation areas that Hopedale** has diligently sought to preserve.
- **Exhaust from diesel trucks is a known carcinogen.** EPA studies have shown that diesel fumes cause an increase to lifelong health problems, cause lung damage and difficulty breathing, and that children living near high levels of this pollution have a higher incidence of asthma and other respiratory illnesses. *Is Hopedale willing to put the children living near this site at risk?*

TRAFFIC:

- **Vehicle traffic into and out of the site will be a source of significant traffic congestion.** According to the proposal, the warehouse is expected to produce 1,072 daily vehicle trips on a typical weekday. Even with proposed traffic mitigation plans, area roads will see significant increase to traffic on already congested roads such as Plain Street, Mill Street, Neck Hill Road, Hartford Ave, and drivers will likely avoid backups by rerouting through other residential streets.
- **Truck traffic will approach the facility through intersections that already operate poorly and have been sites of vehicle accidents.** These roads are currently used by residents, are along school bus routes, and have already been a source of resident frustration because of issues caused by other area warehouse traffic (i.e Amazon traffic from Milford facility among others). Impact will stretch beyond the scope of the traffic study and impact Bellingham and Mendon.

There is no doubt that the proposal has been beautifully delivered by a team of professionals and touts a beautification of the property and a major a source of income for the town... *but at what cost?* **The negative impacts of a warehouse of this size greatly outweigh any proposed benefits. Approving this project will create irreversible problems that the entire town of Hopedale will be dealing with for years to come.**

These issues are of extreme importance to us and many other town residents. Please help stop this from occurring, save our quaint town, save the health of yourselves and all Hopedale families. Favoring development in Hopedale is important but must be carefully considered to ensure that Hopedale only positively benefits from its presence in town.

Signature: _____

Address: _____

Printed Name: _____

Date: _____